041.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,900 / 889,900
					USE VALUE:	889,900 / 889,900
					ASSESSED:	889,900 / 889,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186	-188	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERRANO CATHERINE L/ TRUSTEE
Owner 2:	CATHERINE L SERRANO 2019
Owner 3:	REALTY TRUST
Street 1:	186 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYNCH CATHERINE A--ETAL -
Owner 2:	SERRANO VINCENT -
Street 1:	36 RICHARDSON ROAD
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2188 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6345.000	450,400		439,500	889,900
Total Card	0.146	450,400		439,500	889,900
Total Parcel	0.146	450,400		439,500	889,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.72 | /Parcel: 406.72

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 27786

GIS Ref

GIS Ref

Insp Date 11/30/18

!3399!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	450,400	0	6,345.	439,500	889,900		Year end	12/23/2021
2021	104	FV	429,900	0	6,345.	439,500	869,400		Year End Roll	12/10/2020
2020	104	FV	430,100	0	6,345.	439,500	869,600	869,600	Year End Roll	12/18/2019
2019	104	FV	334,300	0	6,345.	466,900	801,200	801,200	Year End Roll	1/3/2019
2018	104	FV	334,300	0	6,345.	340,600	674,900	674,900	Year End Roll	12/20/2017
2017	104	FV	313,500	0	6,345.	296,600	610,100	610,100	Year End Roll	1/3/2017
2016	104	FV	313,500	0	6,345.	252,700	566,200	566,200	Year End	1/4/2016
2015	104	FV	279,300	0	6,345.	247,200	526,500	526,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:01:28

LAST REV

Date	Time
12/22/21	11:15:34
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3399

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH CATHERINE	72562-142	1	5/6/2019	Convenience	1	No	No		
	14030-54		8/1/1980		86,500	No	No		Deed references Catherine Serrano as survivin

USER DEFINED

Prior Id # 1:	27786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/22/2021	Mail Update	JO	Jenny O
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/18/2009	Meas/Inspect	372	PATRIOT
4/29/2000	Inspected	197	PATRIOT
3/1/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6345		Sq. Ft.	Site		0	80.	0.87	1			Med. Tr	-10					439,453						439,500	

Total AC/HA:	0.14566	Total SF/SM:	6345	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	439,453	Spl Credit		Total:	439,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12989032
Const Adj.:	0.98000199
Adj $ / SQ:	199.313
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611932
Depreciation:	161550
Depreciated Total:	450382

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

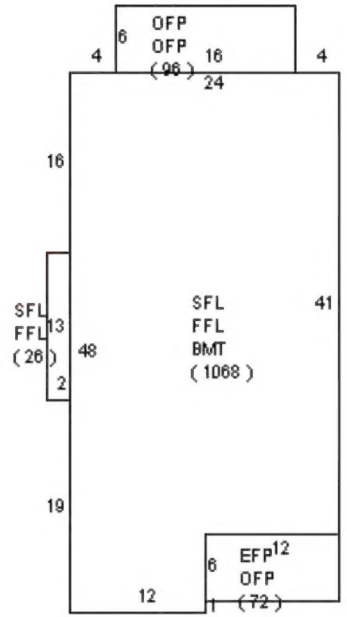
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	199.31
Special Features:	0	Val/Su Net:	125.39
Final Total:	450400	Val/Su SzAd	205.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	199.310	218,048
SFL	Second Floor	1,094	199.310	218,048
BMT	Basement	1,068	59.790	63,860
OFP	Open Porch	264	22.300	5,886
EFP	Enclos Porch	72	63.740	4,589

Net Sketched Area:	3,592	Total:	510,431
Size Ad	2188	Gross Area	3592	FinArea	2188
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	